

Chester County, Pennsylvania

Sheriff Sale of Real Estate

Thursday, February 16, 2017 @ 11 AM

CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of February, 2017 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchasers.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid within twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, FEBRUARY 16TH, 2017 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MARCH 20TH, 2017. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

INDEX

Location	Defendant	Page
Borough of Avondale	Avondale IQ, LLC	27
Borough of Downingtown	Thomas J. Wagner a/k/a Thopmas Wagner and Lisa K. Wagner a/k/a Lisa Wagner	8
Borough of Elverson	Elizabeth M. Young	6
Borough of Phoenixville	Craig Atkins, Joel Davenport and Andrew Duren, Jr.	36
Borough of Phoenixville	Jimmy Odell Evans, Jr. a/k/a Jimmy O. Evans, Jr.	26
Borough of Phoenixville	Edward Kronmuller, Known Surviving Heir of Mary Ann Kronmuller, Stephen Kronmuller, Known Surviving Heir of Mary Ann Kronmuller, and Robert Kronmuller, Jr., Known Surviving Heir of Mary Ann Kronmuller, and Unknown Surviving Heirs of Mary Ann Kronmuller	37

Continued

INDEX

Location	Defendant	Page
Borough of West Chester	Natia M. Butler	18
City of Coatesville	William F. Bailey	16
Caln Township	Carlos A. Cotto and Tara Cotto	12
Caln Township	Meredith Konchek	15
East Coventry Township	D. Craig Goodman	11
East Coventry Township	Jeffrey E. Klossin and Wanda L. Klossin	38
East Fallowfield Township	Dana Nicole Arcaro	24
East Fallowfield Township	Angelique Horan Gordon and Stephen B. Gordon	31
East Fallowfield Township	Jess R. Moore	4
Easttown Township	Paul J. Miller and Nina L. Miller	35
East Whiteland Township	Tyneeha Rivers	29
Kennett Township	John Danko, Jr.	14
London Grove Township	Victor F. Fabian and Dawn J. Fabian	23
New London Township	Jessica Jennings, Known Heir of Dolores J. Jennings and James Jennings; Shanon Jennings, Known Heir of Dolores J. Jennings and James Jennings; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dolores J. Jennings; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Claiming Right, Title or Interest From or Under James R. Jennings	20
Pocopson Township	Stephen Wyatt Erb and Heather L. Erb	21
Sadsbury Township	Barry D. Thompson a/k/a Barry D. Thompson, Sr. and Annette Thompson	19
Tredyffrin Township	Maria Dahrouch and Abde Dahrouch	22
Tredyffrin Township	Arthur F. Michaelis	17
Upper Oxford Township	Charles M. Wood and Pamela L. Wood	9
Upper Uwchlan Township	Donna H. Blatt and Michael J. Blatt	30
Valley Township	Frederick C. Beckett, jr.	28
Valley Township	Michael A. Gallahan and Kristin M. Gallahan	25
Valley Township	Bruce Thomas	35
Valley Township	The Unknown Heirs, Successors or Assigns of Thelma Green, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thelma Green, Deceased, Owner, Reputed Owner or Whoever may be the Owner	3
West Bradford Township	M. Hunter Davis a/k/a Matthew Hunter Davis and Christine M Davis a/k/a Christina Davis	7
West Goshen Township	Lauren Dobson, in her Capacity as Heir of Andrew J Dobson a/k/a Andrew and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew J. Dobson a/k/a Andrew Dobson, Deceased	13
West Pikeland Township	Brian Jarratt a/k/a Bradford J. Jarratt a/k/a James Brian Jarratt and Jennifer A. Jarratt	10
West Pikeland Township	Charles B. Orlando and Barbara L. Orlando	5
Westtown Township	Guy V. Gilgore & Sandra Kilgore	33
West Whiteland Township	Dunn Investments LP	32

Sheriff's Sale of Real Estate

SALE NO: **15-5-388**

DEBT- **\$3,157.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07364 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday May 21, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, June 22, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or tract of land, designated as
Lot No. 116 on a Plan of Building Lots called "Lincoln Heights" on
the Lincoln Highway in the Township of Valley, County of Chester
and State of Pennsylvania
TAX Parcel No. 38-5C-11

PLAINTIFF: Township of Valley

VS

DEFENDANT: **THE UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF THELMA GREEN, DECEASED, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA GREEN, DECEASED, OWNER, REPUTED OWNER OR WHOEVER MAY BE THE OWNER**

SALE ADDRESS: 905 Lafayette Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-9-730**

DEBT- **\$1,374.96**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05515 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, September 17, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 21st, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, situate in East
Fallowfield Township, Chester County, Pennsylvania.
TAX Parcel No. 47-5A-26

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **JESS R. MOORE**

SALE ADDRESS: 3 Jane Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **15-10-776**

DEBT- **\$764,116.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05157 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, October 15, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 16, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the Township of West Pikeland, County of Chester, Commonwealth of Pennsylvania.

PARCEL No.: 34-1-1.3

THE improvements thereon are: residential dwelling

PLAINTIFF: REV Asset Acquisition, LLC

VS

DEFENDANT: **CHARLES B. ORLANDO and BARBARA L. ORLANDO**

SALE ADDRESS: 1657 Art School Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP, 215-572-5095**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-2-116**

DEBT- **\$25,720.38**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2001-03873 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, February 18, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, March 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate at the south side of Chestnut Street, Elverson Borough, Chester County, Pennsylvania and all that certain tract of land formerly situate in West Nantmeal Township, now the Borough of Elverson, Chester County, Pennsylvania.

TAX Parcel No. 13-4-91

PLAINTIFF: Municipal Authority of the Borough of Elverson

VS

DEFENDANT: **ELIZABETH M. YOUNG**

SALE ADDRESS: 115 S. Chestnut Street, Elverson, Pennsylvania 19520

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-505**

DEBT- **\$518,013.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10283 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Bradford Township,
Chester County, Pennsylvania
BLR# 50-6-12.3
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A.

VS

DEFENDANT: **M. HUNTER DAVIS a/k/a MATTHEW HUNTER DAVIS and CHRISTINE M. DAVIS
a/k/a CHRISTINA DAVIS**

SALE ADDRESS: 1129 Highgrove Drive, West Chester, PA 19380-1677

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-531**

DEBT- **\$46,031.05**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11890 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT RIGHT, title, interest and claims of Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner in and to the following described property:

ALL THAT CERTAIN parcel situate in the Borough of Downingtown.

HET a dwelling k/a 356 E. Lancaster Avenue, Downingtown, PA 19935.

BEING the same premises which Kenneth R. Dunn and Karen L. Dunn, by Deed dated May 25, 2001 and recorded June 1, 2001 in the Office of the Recording of Deeds in and for the County of Chester, in Deed/Record Book 4971 Page 1, granted and conveyed unto Thomas J. Wagner a/k/a Thomas Wagner and Lisa A. Wagner a/k/a Lisa Wagner and husband and wife.

UNIFORM Parcel Identifier Tax Parcel No. 11-4-126.

PLAINTIFF: PNC BANK NATIONAL ASSOCIATION

VS

DEFENDANT: **THOMAS J. WAGNER a/k/a THOMAS WAGNER and LISA A. WAGNER a/k/a LISA WAGNER**

SALE ADDRESS: 356 E. Lancaster Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, ESQ., 412-566-1212**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-561**

DEBT- **\$183,457.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12423 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of unimproved land, hereditaments and appurtenances, situate on the southwesterly side of Log House Road in Upper Oxford Township, County of Chester, Commonwealth of Pennsylvania as the same appears as Lot No. 10 on a Final Plan numbered 880105 prepared by Lake Roeder Hillard & Beers, Civil Engineers & Land Surveyors, Oxford, Pennsylvania, as Subdivision Plan No. 15499, bounded and described as follows:

BEGINNING at a 3/4 inch rebar set on the southwesterly right-of-way line of Log House Road at the northwesterly corner of Lot 9 of the above referenced plan, thence along Lot No. 9 the following 2 courses and distances (1) south 23 degrees 16 minutes 14 seconds west, 60 feet to a point; and (2) south 43 degrees 27 minutes 18 seconds west, 254.11 feet to a 3/4 inch rebar set in line of land of Joseph K. IV and Katherine Ann McCammon; thence (3) along the line of land of McCammon, north 46 degrees 32 minutes 42 seconds west, 150 feet to a 3/4 inch rebar set at the southwesterly corner of Lot No. 11; thence (4) along Lot No. 11, north 43 degrees 27 minutes 18 seconds east, 295.08 feet to a 3/4 inch rebar set on the south-

westerly right-of-way line of Log House Road; thence along the southwesterly right-of-way line of Log House Road the 2 following courses and distances: (5) south 46 degrees 32 minutes 43 seconds east, 43.03 feet to a point; and (6) along the arc of a 250 foot radius curve to the left 88.07 feet, said curve having a chord distance of 87.62 feet and bearing south 56 degrees 38 minutes 14 seconds east to a 3/4 inch rebar set, the point of beginning.

UPI No. 57-4-85.8C

PARCEL No. 57-04-0085.08C

BEING the same premises which Robert J. Scarlett by Indenture dated May 20, 2004 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6169 Page 766, granted and conveyed unto Charles Wood and Pamela Wood, husband and wife, in fee.

IMPROVEMENTS: residential dwelling

BEING known as 142 Log House Road, Oxford, Pennsylvania 19363

PLAINTIFF: Conestoga Bank, successor by merger to Transnational Mortgage Corporation
VS

DEFENDANT: **CHARLES M. WOOD and PAMELA L. WOOD**

SALE ADDRESS: 142 Log House Road, Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-670-2552**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-7-570**

DEBT- **\$676,276.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09656 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, July 21, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, August 22, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Pikeland Township, Chester
County, Pennsylvania
BLR# 34-03-0022.110
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company as Trustee for Harborview Mortgage Loan Trust
Mortgage Loan Pass-Through Certificates, Series 2007-2
VS

DEFENDANT: **BRIAN JARRATT a/k/a BRADFORD J. JARRATT a/k/a JAMES BRIAN JARRATT
and JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425-2200

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-609**

DEBT- **\$193,003.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07045 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Coventry Township
TAX Parcel # 18-3-4.9
IMPROVEMENTS: a residential dwelling

PLAINTIFF: SDC SMKOZ, LLC

VS

DEFENDANT: **D. CRAIG GOODMAN**

SALE ADDRESS: 1460 Harvey Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **PHILIP S. ROSENZWEIG, ESQ., 610-263-0115**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-8-623**

DEBT- **\$1,644.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08368 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, August 18, 2016

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, September 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of land situate in the
Township of Caln, County of Chester, and Commonwealth of
Pennsylvania
TAX Parcel No. 39-5A-171

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS
DEFENDANT: **CARLOS A. COTTO and TARA COTTO**
SALE ADDRESS: 336 Carlyn Court, Caln Township, Pennsylvania
PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-645**

DEBT- **\$254,055.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-09897 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Goshen Township, Chester
County, Pennsylvania
BLR# 52-2L-22
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of The United States of America

VS

DEFENDANT: **LAUREN DOBSON, IN HER CAPACITY AS HEIR OF ANDREW J. DOBSON a/k/a ANDREW DOBSON, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW J. DOBSON a/k/a ANDREW DOBSON, DECEASED**

SALE ADDRESS: 1117 Carolina Avenue, West Chester, PA 19380-3801

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-9-649**

DEBT- **\$3,520.77**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11677 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Sept. 15, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, October 17, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, consisting of a residence, situate in Kennett Township, Chester County Pennsylvania bounded and described according to a plan of lots 94-96 final subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the northwesterly side of MacDuff Court, a corner of Limited Common Area; vents extending along same the 7 following courses and distances: (1) south 56 degrees 25 minutes 28 seconds west, 12.33 feet to a point; (2) north 33 degrees 34 minutes 32 seconds west 2.33 feet to a point; (3) south 56 degrees 25 minutes 28 seconds west 11.67 feet to a point; (4) north 33 degrees 34 minutes 32 seconds west 9.67 feet to a point; (5) south 56 degrees 25 minutes 28 seconds west 6.33 feet to a point; (6) north 33 degrees 34 minutes 32 seconds west 4.33 feet to a point; and (7) south 56 degrees 25 minutes 28 seconds west 12.00 feet to a point; thence extending north 33 degrees 34 minutes 32 seconds west long Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same the 4 following courses and distances: (1) north 56 degrees 25 minutes 28 seconds west 30.00 feet to a point; (2) south 33 degrees 34 minutes

32 seconds east 16.33 feet to a point; (3) north 56 degrees 25 minutes 28 seconds east 12.00 feet to a point and (4) south 33° 34 minutes 32 seconds east 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

CONTAINING 1,288 square feet of land be the same more or less.

BEING Tax UPI #62-5-343.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the Plan made by Morris & Ritchie Associates, Inc., aforesaid.

AND by the Deed, the premises are submitted to the terms and conditions of the amended and restated Declaration of Restrictions, Covenants and Easements for Balmoral Homeowners Maintenance Corporation as set forth in Record Book 2165, Page 305, and any subsequent amendments thereto.

BEING the same premises which Robert L. Duke, IV and Terri Graybill, by Deed dated March 31, 2013, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr., in fee.

PLAINTIFF: Balmoral Homeowners Maintenance Corporation
VS

DEFENDANT: **JOHN DANKO, JR.**

SALE ADDRESS: 805 MacDuff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **THOMAS MARTIN, ESQ., 610-444-0285**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-688**

DEBT- **\$1,582.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08279 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with its buildings and improvements thereon erected situate in Caln Township, Chester County, Pennsylvania
TAX I.D NO. 39-5E-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: **MEREDITH KONCHEK**

SALE ADDRESS: 40 Ashley Court, Caln Township, Pennsylvania 19335

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-692**

DEBT- **\$35,825.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-05714 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which is located the east house of a block of two brick dwelling houses, designated as 1255 East Lincoln Highway, formerly Main Street, bounded and described as follows:

BEGINNING at a point on the north curb line of East Lincoln Highway, 583 feet eastwardly from the east curb line of Twelfth Avenue; thence measuring along the said north curb line of East Lincoln Highway, eastwardly, 25 feet and extending back northwardly between parallel lines of that width at right angles to said East Lincoln Highway, 150 feet to the south line of Diamond Street. The west line of the lot herein conveyed passes through the center of the middle dividing partition in said block of two brick dwelling houses.

BOUNDED on the north by the south line of Diamond Street; on the east by land now or late of The Coatesville Foundry and Machine Company; on the south by the said north curb line on East Lincoln Highway; and on the west by land now or late of Harry Slean.

TITLE TO SAID PREMISES IS VESTED IN William F. Bailey by Deed from Provident National Bank, Executor under the Will of Mildred K. Bailey, deceased dated 5/15/1980 and recorded 5/16/1980 in the County of Chester in Deed Book T-56 Page 465.

BEING UPI NO. 15-3-39

ASSESSMENT: \$64,930.00

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **WILLIAM F. BAILEY**

SALE ADDRESS: 1255 E. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FOX ROTHSCHILD LLP, ESQ., 610-458-7500**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-695**

DEBT- **\$395,299.97**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02805 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Tredyffrin Township, Chester
County, Pennsylvania
BLR # 43-10D-46.17
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **ARTHUR F. MICHAELIS**

SALE ADDRESS: 598 Gregory Lane, Devon, PA 19333-1022

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-697**

DEBT- **\$112,731.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05085 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Chester Borough, Chester
County, Pennsylvania
BLR#1-9-179
IMPROVEMENTS: A residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, Not in its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1

VS

DEFENDANT: **NATIA M. BUTLER**

SALE ADDRESS: 225 East Market Street, West Chester, PA 19382-2739

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-700**

DEBT- **\$86,113.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00469 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Sadsbury Township, Chester
County, Pennsylvania
BLR #37-4G-34
IMPROVEMENTS: A residential dwelling

PLAINTIFF: Wells Fargo Bank, s/b/m to Wells Fargo Home Mortgage, Inc..
VS

DEFENDANT: **BARRY D. THOMPSON a/k/a BARRY D. THOMPSON, SR. and ANNETTE THOMPSON**

SALE ADDRESS: 992 Old Wilmington Road, Coatesville, PA 19367

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-709**

DEBT- **\$213,651.74**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10037 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in New London Township, Chester
County, Pennsylvania
TAX PARCL NO.: 71-3-6.2

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2007-BR5, Mortgage Pass-Through Certificates, Series 2007-BR5

VS

DEFENDANT: **JESSICA JENNINGS, KNOWN HEIR OF DOLORES J. JENNINGS AND JAMES JENNINGS; SHANON JENNINS, KNOWN HEIR OF DOLORES J. JENNINGS AND JAMES JENNINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES J. JENNINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. JENNINGS**

SALE ADDRESS: 705 Thunderhill Road, New London, PA 19360

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-710**

DEBT- **\$69,046.57**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11440 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in Pocopson Township in Chester County, Pennsylvania, being part of 'Plan of Land' belonging to Evelyn Taylor Busby, as shown on Plan No. 3345 of Morris W. Holman, Jr., Registered Professional Engineer, dated March 11, 1979, bounded and described as follows, to wit

BEGINNING at an iron pin at the northwesterly end of the center line of Clark Lane; thence along land now or late of William T. Hutchison, south 0°44' west, 300 feet to a point; thence along remaining lands now or late of Evelyn T. Busby and Robert D. Busby, the three following courses and distances: (1) north 89° 16' west, 150 feet to a point; (2) north 0° 44' east, 300 feet to a point; (3) south 89°16' east, 150 feet to an iron pin the first mentioned point and place of beginning.

CONTAINING 45,000 square feet.

TOGETHER with full right of ingress, egress, and regress over Clark Lane as more fully described in deed from Marie C.

Clark to Bayard L. Taylor and Eleanor H. Taylor dated August 30, 1955, and recorded in the Office of the Recorder of Deeds for Chester County in Miscellaneous Deed Book 103, page 12.

RESERVING to Grantors a right of way over the northerly 25 feet of the herein conveyed lot together with the right to dedicate the same as and for a public way.

BEING known as 498 Clarks Lane, West Chester, PA 19382

BEING THE SAME PREMISES which Horace Brod Erb, III and Barry Dean Erb and Stephen Wyatt Erb and Evelyn T. Busby, by Deed dated 11/12/2003 and recorded 11/26/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5992, Page 938, granted and conveyed unto Stephen Wyatt Erb.

PARCEL NO.: 63-4-70.1

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank, N.A. F/K/A RBS Citizens, N.A. F/K/A Citizens Bank, N.A. S/B/M to Citizens Bank

VS

DEFENDANT: **STEPHEN WYATT ERB and HEATHER L. ERB**

SALE ADDRESS: 498 Clarks Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC, 215-942-9690**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-717**

DEBT- **\$387,411.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-04644 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Property situate in the Township of Tredyffrin , Chester
County, Pennsylvania
BLR #43-11G-13
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates, Series 2005-KS8

VS

DEFENDANT: **MARIA DAHROUCH and ABDE DAHROUCH**

SALE ADDRESS: 53 Croton Road, Tredyffrin, PA 19087-2620

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-732**

DEBT- **\$429,290.13**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-07792 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of parcel of land situate in the Township of London Grove, County of Chester, Commonwealth of PA, bounded and described according to a Final Subdivision Plan of Briarlea made of Crossan-Raimato, Inc. Professional Land Surveyors, dated 11/22/2004, last revised 2/16/2005 and recorded in Chester County Recorder of Deeds Office as Plan No. 17790 as follows, to wit:

BEGINNING at a point of curve on the southerly side of Remington Way, a corner of Lot 36 on said Plan; thence extending from the beginning point along Remington Way on the arc of a circle curving to the left having a radius of 225.00 feet, the arc distance of 89.49 feet to a corner of Lot 34; thence extending along Lot 34 south 49 degrees 10 minutes 44 seconds east 139.45 feet to a corner of Open Space on said Plan; thence extending along Open Space south 50 degrees 14 minutes 58 seconds west, 145.09 feet to a corner of aforementioned lot 36; thence extending along lot 36, north 26 degrees 23 minutes 27 seconds west, 144.53 feet to the first mentioned point and place of beginning.

Being Lot 35 on said Plan.

BEING Parcel #59-8-144.37

BEING THE SAME PREMISES and NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated 12/15/06 and recorded 1/9/07 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7054, Page 53, and Instrument #10719209, granted and conveyed unto Victor F. Fabian and Dawn J. Fabian, husband and wife, in fee.

PLAINTIFF: JPMorgan Chase Bank, national Association

VS

DEFENDANT: **VICTOR F. FABIAN and DAWN J. FABIAN**

SALE ADDRESS: 24 Remington Way, West Grove, PA 19390

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO LLC, 610-278-6800**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-740**

DEBT- **\$1,462.91**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05974 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land, situate in the
Township of East Fallowfield, County of Chester, Pennsylvania
TAX PARCEL NO. 47-6-39.20
PROPERTY ADDRESS: 385 Trotters Way, E. Fallowfield,
Pennsylvania

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **DANA NICOLE ARCARO**

SALE ADDRESS: 385 Trotters Way, E. Fallowfield, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ.,**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-742**

DEBT- **\$169,922.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-03762 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Record Plan for Valley Crossing made by Medveszky Associates, Ltd., Land Planners and Engineers, Exton, PA, dated 9/21/1988 and last revised 7/28/1993 and recorded in Chester County 6/21/1994 as Plan #12542, as follows, to wit:

BEGINNING at a point on the northerly right of way line of Jenville Court, and said point being the mutual corner of Lot #4 and Lot #5 (the herein described lot) thence leaving said beginning point and passing through a utility and access easement and along Lot #4, north 59 degrees 53 minutes 29 seconds west 156.78 feet to a point in line of lands of others, thence along said lands of others, north 69 degrees 59 minutes 30 seconds east 97.35 feet to a point, a corner of Lot #6 thence along Lot #6, and passing through a utility

and access easement, the two following courses and distances, (1) south 19 degrees 53 minutes 28 seconds east 70.00 feet and (2) south 39 degrees 14 minutes 71 seconds east 52.52 feet to a point on the northerly right of way line of Jenville Court, thence along said right of way line on the arc of a circle curving to the left, having a radius of 102.00 feet the arc distance of 14.01 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan.

Being UPI #38-4-24

BEING THE SAME PREMISES which Amy A. McCoy by Deed dated 07/26/2004 and recorded 08/24/2004 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6260, Page 1727, granted and conveyed unto Michael A. Gallahan and Kristin M. Gallahan, husband and wife.

PLAINTIFF: The bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2004-7

VS

DEFENDANT: **MICHAEL A. GALLAHAN and KRISTIN M. GALLAHAN**

SALE ADDRESS: 341 Jenville Place assessed as 341 Jenville Court, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO LLC, 610-278-6800**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-10-746**

DEBT- **\$70,969.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-02517 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Oct. 20, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, November 21, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Property situated in Phoenixville Borough
BLR #15-10-33
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, s/b/m to Wachovia Bank, National Association
VS

DEFENDANT: **JIMMY ODELL EVANS, JR. a/k/a JIMMY O. EVANS, JR.**

SALE ADDRESS: 35 East Walnut Street, Phoenixville, PA 19460-3518

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-749**

DEBT- **\$548,645.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00901 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel of real estate in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania as follows, to wit:

BEGINNING at a point at the southwesterly extremity of the arc of a curve having a radius of 35 feet which connects the northeasterly line of State Highway (50 feet wide) Route Number 215, and which has a bearing of south 44 degrees 00 minutes east, with the southerly line of State Highway (60 feet wide) Route No. 131 at a point of reverse curve, said beginning point being distant 22 feet northwardly and radially from the center line of railroad of The Philadelphia, Baltimore and Washington Railroad Company, known as the Octorara Branch, Maryland Division; thence extending from said point the following 4 courses and distances to wit: (1) north-eastwardly along said arc or connecting curve to the right having a radius of 35 feet the chord of said curve having a bearing of north 29 degrees 36 minutes east for a length of 67.15 feet to said point of reverse curve at the point of meeting with said southerly line of State Highway, Route No. 131; (2) eastwardly along said southerly line of the last mentioned highway on a curve to the left having a radius of 667.27 feet the chord of said curve having a bearing of south 89 degrees 12 minutes east for a length of 322.83 feet an arc length of 326.03 feet; (3) south 11 degrees 15 minutes west 153.11 feet and thence (4) westwardly on a line parallel with and distant 22 feet northwardly and radially from said center line of railroad on a curve to the right having arc radius of 1,888.08 feet the chord of said curve having a bearing of north 73 degrees 33 minutes west of a length of 340 feet an arc length of 342.42 feet to the place of beginning.

BEING UPI No. 4-3-30

IMPROVEMENTS consisting of commercial structure.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **AVONDALE IQ., LLC**

SALE ADDRESS: 72 Baltimore Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **UNRUH TURNER BURKE & FREES, 610-692-1371**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-752**

DEBT- **\$1,640.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04417 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of tract of land situate in Valley
Township, Chester County, Pennsylvania,
TAX Parcel No. 38-2M-31

PLAINTIFF: Township of Valley

VS

DEFENDANT: **FREDERICK C. BECKETT, JR.**

SALE ADDRESS: 348 Harry Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-764**

DEBT- **\$222,178.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-12485 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Whiteland Township,
Chester County, Pennsylvania
BLR# 42-3M-74
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **TYNEEHA RIVERS**

SALE ADDRESS: 71 Markel Road, Malvern, PA 19355-1536

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-766**

DEBT- **\$580,280.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09235 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 5-20-2005, and recorded as Plan No. 17585, as follows, to wit:

BEGINNING at a point on the southwesterly side of Porter Street, a corner of Lot 225 on said Plan, thence extending along said lot the three following courses and distances, (1) south 63 degrees 11 minutes 40 seconds west 50.67 feet to a point, and (2) north 26 degrees 48 minutes 20 seconds west 5.00 feet to a point, and (3) south 63 degrees 11 minutes 40 seconds west 47.42 feet to a point on the northeasterly side of Lane L, thence extending along same, north 26 degrees 48 minutes 20 seconds west 25.00 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southeasterly side of Lane Q, thence extending along same, north 63 degrees 11 minutes 40 seconds east 73.09 feet to a point on the southwesterly side of Porter Street, thence extending along same, south 26 degrees 48 minutes 20 seconds east 55.00 feet to the first mentioned point and place of beginning.

BEING Lot 224 on said Plan.

TITLE to said Premises vested in Michael J. Blatt and Donna H. Blatt, husband and wife, as tenants by the entirety by Deed from Pulte Homes of PA, limited partnership, a Michigan Limited Partnership dated December, 22 2006 and recorded January 16, 2007 in the Chester County Recorder of Deeds in Book 7058, Page 2058.

PLAINTIFF: Bank of New York Mellon, f/k/a Bank of New York, as Trustee, in Trust for the registered holders of Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB
VS

DEFENDANT: **DONNA H. BLATT and MICHAEL J. BLATT**

SALE ADDRESS: 1210 Porter Street, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-804**

DEBT- **\$292,529.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11685 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Road B (Watch Hill Road) and a corner of Lot No. 80, thence extending along said side of Lot No. 80 south 18 degrees 31 minutes, 24 seconds east 100.50 feet to a point and corner of Lot No. 82, thence extending along said side of Lot No. 82 south 63 degrees 57 minutes, 29 seconds west 83.68 feet to a point on the easterly side of Road G (Portsmouth Lane), thence extending along said side of Road G (Portsmouth Lane the following (2) courses and distances, (1) north 26 degrees 02 minutes, 31 seconds west 82.93 feet to a point of curve, (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 41.19 feet to a point of

curve on the southerly side of Road B (Watch Hill Road), thence extending along said side of Road B (Watch Hill Road the following (2) courses and distances, (1) along the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 36.60 feet to a point of tangent, (2) north 71 degrees 28 minutes, 36 seconds east 33.80 feet to the first mentioned point and place of beginning.

CONTAINING 9,392 square feet more or less.

BEING the same premises which Rouse/Chamberlin, Ltd, a Pennsylvania Limited Partnership, by Deed dated 09/12/2006 and recorded 09/18/2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6955, Page 1272, granted and conveyed unto Angelique Horan Gordon and Stephen B. Gordon.

BEING known as: 122 Watch Hill Road, East Fallowfield, PA 19320

PARCEL No.: 47-5-210

IMPROVEMENTS: Residential property.

PLAINTIFF: Wilmington Savings Fun Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **ANGELIQUE HORAN GORDON and STEPHEN B. GORDON**

SALE ADDRESS: 122 Watch Hill Road, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-814**

DEBT- **\$2,212.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-06756 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot oor piece of ground situate in
West Whiteland Township, Chester County, Pennsylvania
TAX Parcel No. 41-6-109

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **DUNN INVESTMENTS LP**

SALE ADDRESS: 734 Springdale Drive, Exton, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-822**

DEBT- **\$1,782.73**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09388 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the
buildings and improvements thereon erected.
SITUATE in the Township of Westtown, County of Chester
and Commonwealth of Pennsylvania
TAX Parcel No. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **GUY V. KILGORE and SANDRA M. KILGORE**

SALE ADDRESS: 1592 S. Coventry Lane, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-832**

DEBT- **\$3,183.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01921 DIRECTED TO CAROLYN B. WELSH, SHERIFF
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,
PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN two parcels of land herein after
described as one lot with the buildings and improvements thereon
erected, situated on the south side of Mary Street in Valley
Township, Chester County, Pennsylvania
TAX Parcel No. 38-2M-64.1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **BRUCE THOMAS**

SALE ADDRESS: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **16-11-872**

DEBT- **\$519,744.35**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-00867 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, Nov. 17, 2016 @ 11am

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, December 19, 2016. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of Easttown
TAX Parcel: 55-5B-30
IMPROVEMENTS: A residential dwelling
SOLD as property of: Paul J. Miller and Nina L. Miller

PLAINTIFF: TruMark Financial Credit Union

VS

DEFENDANT: **PAUL J. MILLER and NINA L. MILLER**

SALE ADDRESS: 227 Church Road, Devon, PA 19333

PLAINTIFF ATTORNEY: **CRAIG H. FOX, ESQ., 610-275-7990**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-8**

DEBT- **\$68,195.90**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-11913 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and tract of land, situate
in the Fifth Ward of the Borough of Phoenixville, County of Chester
and State of Pennsylvania
TAX Parcel No. 15-5-508.1

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **CRAIG ATKINS, JOEL DAVENPORT and ANDREW DUREN, JR.**

SALE ADDRESS: 225 High Street, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-29**

DEBT- **\$99,703.87**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2015-11221 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message and lot or piece of land, situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, being No. 35 Pennsylvania Avenue, and being part of Lot No. 29 marked on an unrecorded Plan of Town Lots laid out by Mahlon Miller and Daniel Latshaw, bounded and described as follows, to wit:

TAX I.D. #: 15-12-140

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **EDWARD KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, STEPHEN KRONMULLER, KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND ROBERT KRONMULLER, JR., KNOWN SURVIVING HEIR OF MARY ANN KRONMULLER, AND UNKNOWN SURVIVING HEIRS OF MARY ANN KRONMULLER**

SALE ADDRESS: 35 Pennsylvania Avenue, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF

Sheriff's Sale of Real Estate

SALE NO: **17-1-59**

DEBT- **\$421,378.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2016-01231 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

Thursday, January 19, 2017

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, February 20, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering, Inc., dated 4-21-1999 and recorded as Plan No. 15400, revised 3-16-2000, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sanatoga Road a corner of lands now or formerly of Neal and Linda R. Hartranft as shown on said Plan; thence from said point of beginning along the said side of Sanatoga Road north 46 degrees 21 minutes 41 seconds east 90.01 feet to a corner of lands now or formerly of David H. and April Miller; thence along said lands now or formerly of David H. and April Miller south 42 degrees 42 minutes 25 seconds east crossing an A.T. & T. right of way 561.11 feet to a corner of Lot #4; thence along Lot #4 the two following courses and distances: (1) south 45 degrees 56 minutes 21 seconds west recrossing said A.T. & T. right of way 200.20 feet; (2) south 32 degrees 08 minutes 14 seconds west 245.07 feet to a point on the northerly side of Meadow Lane; thence along the said side of Meadow Lane on the arc of a circle curving to the left having a radius of 425 feet the arc

distance of 25 feet to a corner of Lot #3 thence along Lot #3 and #2 the two following courses and distances: (1) north 32 degrees 08 minutes 14 seconds east 248 feet; (2) north 47 degrees 39 minutes 41 seconds west 276.57 feet to a point in aforesaid lands now or formerly of Neal and Linda Hartranft; thence along said lands now or formerly of Neal and Linda Hartranft the three following courses and distances: (1) north 45 degrees 56 minutes 21 seconds east 158.11 feet; (2) north 42 degrees 42 minutes 25 seconds west 241.21 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.74 feet to the first mentioned point and place of beginning.

BEING the same premises which Thomas W. Dixon and Brandon W. Dixon, by Deed dated 12/28/2007 and recorded 01/14/2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 11155, Page 9487, granted and conveyed unto Jeffrey E. Klossin and Wanda L. Klossin.

BEING known as: 32 Meadow Lane, Pottstown, PA 19465
PARCEL No.: 18-4-135

IMPROVEMENTS: residential property.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY E. KLOSSIN and WANDA L. KLOSSIN**

SALE ADDRESS: 32 Meadow Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale.

CAROLYN B. WELSH, SHERIFF